

Display Homes and Sales Offices

Local Planning Policy

VERSION 2

December 2015

town planning services

Version	Adoption	Comment
1	10 July 2007 Council Item DS001	Final – No objections received during advertising.
1	1 July 2011 Council Item SC001	Final – Readopted under the new City of Greater Geraldton.
2	15 December 2015 Council Item DRS242	Readopted under the new LPS No. 1.

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town planning services

1.0 CITATION

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City of Greater Geraldton Local Planning Scheme No. 1 ('the Scheme'). It may be cited as the *Display Homes and Sales Offices local planning policy*.

The local government may prepare a local planning policy in respect of any matter related to the planning and development of the Scheme area. In making a determination under the Scheme the local government must have regard to each relevant local planning policy to the extent that the policy is consistent with the Scheme.

2.0 OBJECTIVES

- a) To recognise display homes and sales offices as an integral feature of establishing residential estates, yet ensuring their development is done so in an orderly and safe environment.
- b) To set out guidelines for the establishment of display homes and sales offices.
- c) To specify rehabilitation/reinstatement techniques once the home and office have ceased operation.

3.0 POLICY MEASURES

- 3.1 To minimise internal, non-residential traffic, display homes and sales offices should be located at the dedicated entrance of a residential estate.
- 3.2 All display homes pertinent to a particular residential stage should be grouped together. The ad-hoc siting of display homes that readily interact with existing residences is not generally supported.
- 3.3 Car parking should be provided at a minimum ratio of 1 car parking lot per 3 display homes with a minimum of 4 on-site car parking bays per home and a minimum of 4 on-site car parking bays should be provided for each sales office.
- 3.4 Car parking areas on the road verge are not supported.
- 3.5 Car parking areas and access are to be constructed and drained to the approval of the local government.
- 3.6 Where a display home or sales office does not directly abut a car parking lot, the developer is required to install a dedicated pedestrian access, to the approval of the local government, from the nearest car park to the site.
- 3.7 Floodlights shall not be illuminated after 10.00pm with all illumination being confined to the limits of the development, to the approval of the local government.
- 3.8 All signs and hoardings associated with the display home and sales office are to be approved by the local government prior to erection or painting.
- 3.9 After completion of a display home and/or sales office use all hardstand material from car parking areas are to be removed.
- 3.10 Any application for a display home and/or sales office that abuts an existing residence will be advertised to affected landowners and/or occupiers.